

On: Oct 12, 2015 at 08:05A

As to
Braços Real Estate, Inc.

RECORDING REQUESTED BY:

Amount 0.00

Receipt Number - 558240
By:
Debbie Baker

WHEN RECORDED MAIL TO:

Sharon St. Pierre, Robert La Mont, Sheryl La Mont,
David Sims, Amy Lemus, Lupe Tabita
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX08000178-15-1

APN 19383 / 150000-0002-0010

TO No 150195319-TX-RW1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 27, 2006, WALTER CAMPBELL BRANNEN & NANCY CASHION BRANNEN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of PRLAP, INC. as Trustee, BANK OF AMERICA, N.A. as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$129,600.00, payable to the order of U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust as current Beneficiary, which Deed of Trust recorded on October 31, 2006 as Document No. 00944983 in Book 7664, on Page 107 in Brazos County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 19383 / 150000-0002-0010

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Amy Lemus, Lupe Tabita or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 3, 2015 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Brazos County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **In the foyer of the Brazos County Administration Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 12 day of October, 2015.

Sharon St. Pierre
By: Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Amy Lemus, Lupe Tabita
Substitute Trustee(s)

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX08000178-15-1

APN 19383 / 150000-0002-0010

TO No 150195319-TX-RWI

EXHIBIT "A"

LOT ONE (1), BLOCK TWO (2), FIRST INSTALLMENT BRIARCREEK FOREST, CITY OF BRYAN,
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 295, PAGE 187 OF THE DEED RECORDS
OF BRAZOS COUNTY, TEXAS.

3201 TIMBERLINE DRIVE
BRYAN, TX 77802

Filed for Record in:
BRAZOS COUNTY
On: Sep 28, 2015 at 09:13A
00000005456868
As a
Postpaid Real Estate Notice

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: November 03, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 08, 2001 and recorded in Document VOLUME 4029, PAGE 61 AND CORRECTED IN VOLUME 04044, PAGE 0062 real property records of BRAZOS County, Texas, with VINCENT E SANDLE AND BELINDA J SANDLE, grantor(s) and CORNERSTONE MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VINCENT E SANDLE AND BELINDA J SANDLE, securing the payment of the indebtednesses in the original principal amount of \$84,456.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368


BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS00000005456868

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING KNOWN AS LOT THREE (3), BLOCK NINETEEN (19), NORTHWOOD SUBDIVISION, INSTALLMENT 8B, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 564, PAGE 285, DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000005456868

NOTICE OF FORECLOSURE SALE Filed Aug 24, 2015 at 04:03P

1. Property to Be Sold. The property to be sold is described as follows:

LOT SIX (6), BLOCK ONE (1), SIERRA RIDGE ESTATES PHASE ONE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9134, PAGE 125 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/30/2010 and recorded in Book 9611 Page 169 real property records of Brazos County, Texas.

3. Date, Time, and Place of Sale.

Date: 11/03/2015

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

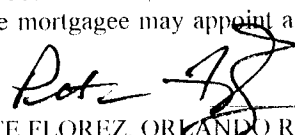
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. Obligations Secured. The Deed of Trust executed by CHAD WHISENANT AND AMANDA WHISENANT, provides that it secures the payment of the indebtedness in the original principal amount of \$137,365.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

12-004898-570
2516 ELKHORN TRI.
BRYAN, TX 77803


PETE FLOREZ, ORLANDO ROSAS, ZACHARY FLOREZ,
SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS,
ROBERT LAMONT OR SHARON ST. PIERRE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

On: Oct 08/2015 at 11:44 PM

As to:
Filing Real Estate Notice

NOTICE OF TRUSTEE'S SALE

Amount: \$1.00

NOTICE REGARDING MILITARY SERVICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Whereas pursuant to that one certain Deed of Trust dated January 10, 2012, executed by JIMMY J. KLECHKA ("Mortgagor"), Mortgagor conveyed to LARRY G. HOLT as Trustee all of their right, title, and interest in and to that one certain parcel of real property situated in Brazos, Texas, and described as: Being all those certain lots, tracts or parcels of land lying and being situated in Brazos County, Texas and being Lots Four (4) and Five (5), Block Thirty-Seven (37), Original Townsite of the CITY OF BRYAN, Texas, according to map recorded in Volume "H", page 721, Deed Records of Brazos County, Texas, together with all improvements thereon and including all other property set forth in the Deed of Trust, to secure the payment of that one certain Real Estate Lien Note or Promissory Note dated January 10, 2012, in the original principal amount of \$48,000.00, executed by Mortgagor and payable to the order of ESTATE OF IRENE H. PORTERFIELD, Deceased, ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust and a Transfer of Lien dated January 10, 2012, from ESTATE OF IERNE H. PORTERFIELD, Deceased to PORTERFIELD FAMILY PARTNERS I, LTD.

Whereas the Deed of Trust was filed in the Official Records of Brazos County, Texas, in Volume 10490, Page 15 of the Official Records of Brazos County, Texas; and

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

Whereas the Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days' notice and recording the Notice in the Brazos County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

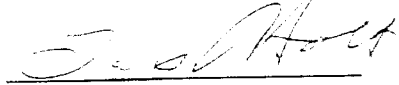
Therefore, I, LARRY G. HOLT, Trustee, hereby gives notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, to each debtor obligated

to pay the Note and indebtedness secured by the Deed of Trust, at the last-known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the Brazos County Courthouse, Brazos County Texas, the area that has been designated as the general area where foreclosure sales are conducted pursuant to the Order of the Commissioner's Court recorded between the hours of 10:00 a.m. and 1:00 p.m. on the first Tuesday in November, being November 3, 2015.

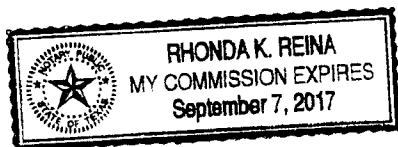
Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.

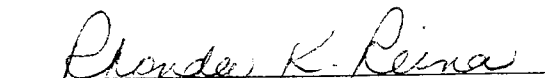
The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Witness my hand on ^{October}~~September~~ 8, 2015.


LARRY G. HOLT
1707 Broadmoor, Suite 103
Bryan, Texas 77802
TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, by LARRY G. HOLT, Trustee, on this the 8 day of October, 2015.




Notary Public, State of Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 52.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON NOVEMBER 3, 2015.

As a
Part of Rev. Estate
Amount \$2,000
Receipt Number - 556177
Fatsy Montalbano

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

1. Property To Be Sold. The property to be sold is described as follows:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, A-3, BRYAN, BRAZOS COUNTY, TEXAS, AND BEING ALL OF THAT 0.236 ACRE TRACT OF LAND CONVEYED TO RUSSELL C. BOWES, III AND DARLENE S. BOWES BY FIRST AMERICAN BANK, RECORDED IN VOLUME 1184, PAGE 394, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED MAY 9, 1994, EXECUTED BY RUSSELL C. BOWES III AND DARLENE S. BOWES, RECORDED AS DOCUMENT NO. 552737, OFFICIAL RECORDS BRAZOS COUNTY, TEXAS.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: November 3, 2015

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.
The sale shall be completed by no later than 4:00 p.m.

Place: The Commons Area in the Courthouse (first floor of courthouse, adjacent to county clerk's office) or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place.

The deed of trust/contract for foreclosure of tax lien permits the beneficiary to postpone,

withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust contract for foreclosure of tax lien executed by Leroy Jackson and Tara D. Jackson. The deed of trust is dated May 10, 2013 and recorded as Document No. 1155718 in the Official Public Records of Brazos County, Texas.

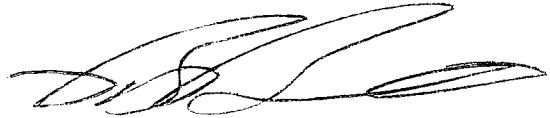
5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$3,805.15, executed by Leroy Jackson and Tara D. Jackson, and payable to the order of Propel Financial Services, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Leroy Jackson and Tara D. Jackson to Propel Financial Services, LLC. Propel Financial Services, LLC, as

Agent and Attorney in Fact for PFS Tax Lien Trust 2014-1, a DE Statutory Trust; 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, assignee of Propel Financial Services, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to counsel for the beneficiary:
BRIAN S. BELLAMY; SAVRICK, SCHUMANN, JOHNSON, MCGARR, KAMINSKI & SHIRLEY, LLP 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy and/or Lauren E. Turnbull of Hoelscher, Lipsey, Elmore & Poole P.C. (1021 University Dr. East, College Station, TX 77840; 979-846-4726), either to act as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: September 14, 2015



Brian S. Bellamy and/or Lauren E. Turnbull, either
to act as Substitute Trustee

NOTICE OF FORECLOSURE SALE

1. *Property to Be Sold.* The property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FIFTEEN (15), THE GLADE, SECTION ELEVEN, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 590, PAGE 267 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/01/1992 and recorded in Document 486584 real property records of Brazos County, Texas.

3. *Date, Time, and Place of Sale.*

Date: 11/03/2015

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

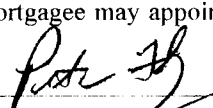
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by DAVID R. HOVORK AND AMY HOVORAK, provides that it secures the payment of the indebtedness in the original principal amount of \$63,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. OCWEN LOAN SERVICING, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is OCWEN LOAN SERVICING, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Default and Request to Act.* Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-001859-670
1721 LAURA LANE
COLLEGE STATION, TX 77845


PETE FLOREZ, ORLANDO ROSAS, ZACHARY FLOREZ,
SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS,
ROBERT LAMONT OR SHARON ST. PIERRE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Current Borrower: CAREY CAULEY, AND WIFE
MH File Number: TX-14-23582-FC
VA/FHA/PMI Number:
Loan Type: FannieMae
Property Address: 2320 WOODWARD DR, BRYAN, TX 77803

Filed for Record in:
BRAZOS COUNTY
On: Sep 24, 2015 at 04:16P

NOTICE OF SUBSTITUTE TRUSTEE SALE As a
Existing Real Estate Notice

Deed of Trust Date:
1/23/2007

Grantor(s)/Mortgagor(s): 2.00
CAREY CAULEY, AND WIFE
Receipt Number - 556839

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR SUNTRUST MORTGAGE, INC.
ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
By,
Federal National Mortgage Association ("Fannie
Mae"), a corporation organized and existing under
the laws of the United States of America

Recorded in:
Volume: 7786
Page: 262
Instrument No: 00952188

Property County:
BRAZOS

Mortgage Servicer:
Seterus, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
14523 SW Millikan Way, Suite 200, Beaverton,
OR 97005

Legal Description: LOT NINE (9), BLOCK EIGHTEEN (18), SECOND SUBDIVISION OF LYNNDAL
ACRES, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 168, PAGE
639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS

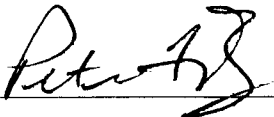
Date of Sale: 11/3/2015

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale of Property: THE FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE
COUNTY CLERK'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S
COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as a member of
the armed forces of the United States. If you
are or your spouse is serving on active military
duty, including active military duty as a
member of the Texas National Guard or the
National Guard of another state or as a
member of a reserve component of the armed
forces of the United States, please send
written notice of the active duty military
service to the sender of this notice
immediately.


Pete Florez, Sharon St. Pierre, Sheryl LaMont,
Harriett Fletcher, David Sims, Robert LaMont
or Cole D. Patton
or Catherine Allen-Rea
McCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075



4543514

On: Sep 28, 2015 at 03:42P

As a
Posting Real Estate Notice

NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

LOT THREE (3), BLOCK NINE (9), WHEELER RIDGE, PHASE FOUR, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 474, PAGE 767 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/03/2007 and recorded in Book 8091 Page 35 Document 00968768 real property records of Brazos County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 11/03/2015

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

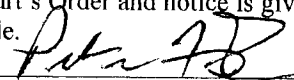
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by JIMMY ROSALES JR., provides that it secures the payment of the indebtedness in the original principal amount of \$91,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. OneWest Bank N.A. is the current mortgagee of the note and deed of trust and CIT BANK, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is OneWest Bank N.A. c/o CIT BANK, N.A., 888 E. WALNUT STREET, PASADENA, CA 91101 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust and OneWest Bank N.A. obtained a Home Equity Foreclosure Order from the 361st District Court of Brazos County on 09/14/2015 under Cause No. 15-001653-CV-361. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.


PETE FLOREZ, ORLANDO ROSAS, ZACHARY FLOREZ, SHERYL
LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT
LAMONT OR SHARON ST. PIERRE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

13-000069-515
4304 APACHE COURT
BRYAN, TX 77802

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



4544623

Current Borrower: M. NEAL MOON, JOINED HEREIN PRO FORMA BY HIS SPOUSE, JENNIFER W. MOON
MH File Number: TX-15-25768-FC
VA/FHA/PMI Number:
Loan Type: FreddieMac
Property Address: 2910 AZTEC CT, COLLEGE STATION, TX 77845-0000

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/4/2006
Grantor(s)/Mortgagor(s): M. NEAL MOON, JOINED HEREIN PRO FORMA BY HIS SPOUSE, JENNIFER W. MOON
Filed for Record in: BRAZOS COUNTY
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary/Mortgagee: BANK OF AMERICA, N.A.
As a Posting Real Estate Notice
Amount 2.00
Recorded in: Volume: 7500
Page: 98
Instrument No: 00935692
Property County: BRAZOS
Receipt Number - 557433
By: Ashlie Peters-Bowman
Mortgage Servicer: BANK OF AMERICA, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.
Mortgage Servicer's Address: 7105 Corporate Drive, Plano, TX 75024

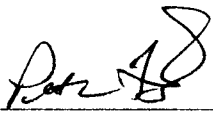
Legal Description: LOT THIRTEEN (13), BLOCK FIFTY-SEVEN (57), SOUTHWOOD VALLEY SECTION 24D, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1165, PAGE 531 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 11/3/2015
Earliest Time Sale Will Begin: 11:00 AM

Place of Sale of Property: THE FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075



4544366

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALEAs a
Posting Real Estate Notice

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WHEREAS, on 11/29/2006, NICKY D. CANTO AND MARCIA M. CANTO, HUSBAND AND WIFE, executed a Deed of Trust conveying to G. TOMMY BASTIAN as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 00947625, Volume 7710, Page 44, and unrecorded loan modification dated 8/20/2009 in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/3/2015 beginning not earlier than 11:00 AM, or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted. Said Real Estate is described as follows:

LOT NINE (9), BLOCK ONE (1), PLEASANT SUBDIVISION PHASE ONE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3063, PAGE 229 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

Property Address: 3103 PLEASANT FOREST DR, COLLEGE STATION, TX 77845

Mortgage Servicer: Caliber Home Loans, Inc.

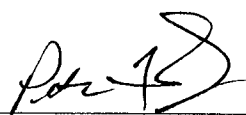
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WITNESS MY HAND this day, 10/1/15

When recorded please return to:
Summit Trustee Services
16745 W. Bernardo Drive, Suite 100
San Diego, CA 92127


Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett
Fletcher, David Sims, Robert LaMont,
Substitute Trustee



4544859

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Filed for Record in:
BRAZOS COUNTY

On: Oct 01, 2015 at 01:35P

BRAZOS County
Deed of Trust Dated: April 30, 2013
Amount: \$186,210.00
Grantor(s): JANET DAVIS

As a
Posting Real Estate Notice

Original Mortgagee: USAA FEDERAL SAVINGS BANK
Current Mortgagee: USAA FEDERAL SAVINGS BANK

Amount 2.00

Mortgagee Address: USAA FEDERAL SAVINGS BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Receipt Number - 557431
Ashlie Peters-Bowman

Recording Information: Document No. 01154006

Legal Description: LOT FOUR (4), BLOCK TEN (10), ALEXANDRIA SUBDIVISION PHASE 6, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10263, PAGE 209, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

Date of Sale: November 3, 2015 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-000120


PETE FLOREZ OR ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County
Deed of Trust Dated: January 13, 1999
Amount: \$65,000.00
Grantor(s): JOHNNY WARD and VICKI WARD

Filed for Record in:
BRAZOS COUNTY

On: Oct 15, 2015 at 03:51P

Original Mortgagee: FIRST FEDERAL SAVINGS BANK
Current Mortgagee: EVERBANK

As a
Posting Real Estate Notice

Mortgagee Address: EVERBANK, 301 WEST BAY STREET, JACKSONVILLE, FL 32202

2.00

Recording Information: Document No. 0676155

Receipt Number - 558572

By:

Legal Description: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND Lying and Being SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FOUR (4), BLOCK SIX (6), SOUTHWOOD TERRACE, SECTION 3-B, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 519, PAGE 380, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: December 1, 2015 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR SHARON ST. PIERRE, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, EVAN PRESS, KRISTOPHER HOLUB, PATRICK ZWIERS, EVAN PRESS, JACK BURNS II, AARTI PATEL, WAYNE WHEAT, WES WHEAT, LEB KEMP, TRACI YEAMAN, VINCE ROSS, ORLANDO ROSAS, BOBBY BROWN OR TYLER MARTIN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.


NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-005944



PETE FLOREZ OR SHARON ST. PIERRE, SHERYL LAMONT,
HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, EVAN
PRESS, KRISTOPHER HOLUB, PATRICK ZWIERS, EVAN PRESS,
JACK BURNS II, AARTI PATEL, WAYNE WHEAT, WES WHEAT, LEB
KEMP, TRACI YEAMAN, VINCE ROSS, ORLANDO ROSAS, BOBBY
BROWN OR TYLER MARTIN
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

On: Oct 12, 2015 at 03:57P

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE ^{As a} ~~Public~~ Real Estate Notice**DEED OF TRUST INFORMATION:**

Date: 02/27/2004
Grantor(s): IRENE GIBBS, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR FIRST CONTINENTAL MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$102,600.00
Recording Information: Book 5893 Page 144 Instrument 00846930
Property County: Brazos
Property: ALL OF LOT THREE (3), BLOCK EIGHT (8), WESTFIELD ADDITION, PHASE 3B, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5524, PAGE 114 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
Reported Address: 3702 MEADOWVIEW DRIVE, COLLEGE STATION, TX 77845

Amount 2.00

Receipt Number - 558253

By: [Signature]

[Signature]

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Ditech Financial LLC f/k/a Green Tree Servicing LLC
Mortgage Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC
Current Beneficiary: Ditech Financial LLC f/k/a Green Tree Servicing LLC
Mortgage Servicer Address: 3000 Bayport Drive, Suite 880, Tampa, FL 33607

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of November, 2015
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.
Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

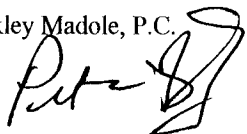
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Amount:

2.00

WHEREAS, on March 26, 2004, Michael Baker and Yvonne Baker (**"Borrower"**) executed a Deed of Trust in favor of Full Spectrum Lending, Inc. (**"Deed of Trust"**). The Deed of Trust was recorded in Document Number 00849911 in Brazos County, Texas on March 30, 2004; and

WHEREAS, The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-5 by Ditech Financial LLC FKA Green Tree Servicing LLC (**"Ditech"**) is now the owner and holder of the Deed of Trust; and

WHEREAS, Jamie E. Silver or B. Bruce Johnson or Natalie Paul or Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims or Robert LaMont have been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

WHEREAS, default has occurred under the Deed of Trust and Ditech has instructed the Substitute Trustee to sell the property under the following terms and conditions.

Property To Be Sold. BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LAYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT SIXTEEN (16), BLOCK THIRTY-THREE (33), SHENANDOAH, PHASE 9, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5709, PAGE 200, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

Date, Time and Place of Sale:

Date: November 3, 2015

Time: Beginning no earlier than 11:00 a.m. and no later than three hours thereafter.

Place: Brazos County Texas in the area designated by the Commissioner's Court of Brazos County pursuant to section 51.002 of the Texas Property Code or, if no area is designated by the Commissioner's Court, then the atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas.

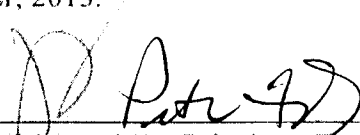
Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash and shall not cover any part of the property that has been released of public record. The beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the property under the terms of the Deed of Trust, the property will be sold in "AS IS, WHERE IS" without any representations and warranties, whatsoever, express or implied, and subject to all matters of record affecting the property. The Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee. The beneficiary may postpone, withdraw or reschedule the sale and the Substitute Trustee need not announce the postponement, withdrawal or rescheduling. The beneficiary may appoint another Substitute Trustee to conduct the sale. Questions concerning the sale may be directed to the undersigned or to the beneficiary, Ditech at (480) 333-5209.



4546346

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 17th day of October, 2015.



JAMIE SILVER, Substitute Trustee
12720 Hillcrest Road, Suite 280
Dallas, Texas 75230
(972) 788-4610 telephone
(972) 386-7694 telecopier

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ON: Sep 28 2015 at 03:39P

DEED OF TRUST INFORMATION:

Date: 09/15/2006
Grantor(s): STEVEN GUEVARA AND NANCY GUEVARA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS

As a
Posting Real Estate Notice

Amount: 2.00
Record Number: 217082
By: Cynthia Rincon

Original Principal: \$135,401.00
Recording Information: Book 7593 Page 168 Instrument 00941164
Property County: Brazos
Property:

ALL OF LOT ELEVEN (11), BLOCK EIGHT (8), WESTFIELD VILLAGE, PHASE FOUR (4), AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7165, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

Reported Address: 923 CRESTED POINT DRIVE, COLLEGE STATION, TX 77845

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of November, 2015 ✓
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale:

THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

